

**MINUTES OF THE CITY OF FORT LAUDERDALE
CITY COMMISSION
WORKFORCE HOUSING ROUNDTABLE DISCUSSION**

JANUARY 21, 2006 – 1:00 P.M.

**BROWARD CENTER FOR THE PERFORMING ARTS
ABDO NEW RIVER ROOM
201 SW 5TH AVENUE
FORT LAUDERDALE, FLORIDA**

Present: Commissioner Charlotte E. Rodstrom
Commissioner Carlton B. Moore
Commissioner Cindi Hutchinson
Vice Mayor Christine Teel
Mayor Jim Naugle

Also Present: City Manager George Gretsas
City Clerk Jonda K. Joseph
City Attorney Harry A. Stewart

Mayor Naugle called the meeting to order.

Chaplain Rick Braswell, Chaplain, Broward County Sheriff's Office, gave the invocation, followed by the Pledge of Allegiance.

Mayor Naugle recognized members of the Downtown Development Authority in attendance: Alan Hooper, Charlie Ladd, Jack Loos and Peter Feldman.

Introductions were made by Mayor Naugle and the City Manager.

Marc LaFerrier, Director of Planning and Zoning, said this is the third meeting in a series of public forums on this issue. Recently, a study on this matter was presented to the Commission which is available on the City's web site and today. He introduced the City's consultant, Robert J. Gray of Strategic Planning Group, Inc., based in Jacksonville, Florida and specializing in housing, economic development and redevelopment.

Mr. Gray made a slide presentation. A copy of the slides is attached to these minutes.

Mr. LaFerrier opened the floor for public comment. The following is a summary of the public comment received:

1. The City's Workforce housing should include the health care industry and do so expeditiously.
2. The City should initiate quality Workforce housing developments.
3. The City needs to have developer friendly environment and the permit approval process is too cumbersome.
4. The homeownership process is too difficult for the current workforce.
5. The City's Workforce housing process needs to be streamlined.

6. The City needs to continue the two-story development in lower income areas and developments to increase density.
7. The City's permits and impact fees are too high.
8. The City needs to utilize second mortgages to help affordable housing and assist with the prevention of housing turnover/flipping.
9. The City should court developers for Workforce housing and offer more incentives to developers as well as streamline the entire process.
10. The City needs to clarify the median household income specifications. The current specifications seem unrealistic.
11. The City needs to make their Workforce housing presentation clearer for all to understand.
12. The City's Workforce housing is in a critical stage.
13. The City is losing rental units to condominiums conversions.
14. The majority of citizens earn about or below the median income levels.
15. The City should create a Workforce housing plan and streamline the entire process.
16. The City needs to utilize city owned land for affordable housing projects.
17. Were taxes and insurance included in determining housing affordability?
18. The City and Broward County should partner on housing initiatives.
19. The City needs to encourage Broward County to waive impact fees.
20. The City needs to increase density in its communities.
21. The City needs to establish a "control valve" to maintain affordable housing.
22. The City needs to partner with teachers, healthcare and other union organizations to garner affordable housing initiatives.
23. Housing initiatives need to be affordable for single people as well.
24. The City needs to promote "green" housing initiatives.
25. The cost of housing in Fort Lauderdale must be reduced and this initiative should include construction costs as well.
26. The City's permitting process is too long and cumbersome.
27. The City has too much bureaucracy and the government officials need to do something to correct this.
28. The City needs to diversify the concentration of development from downtown to other parts of the city.
29. The City needs to have their Community Redevelopment Agency buy existing rental units and manage them or sell them.
30. The City needs to have a complete "Master" plan.
31. The City needs to make its building department more efficient or the city needs to privatize the department.
32. Housing in the City is not affordable and the city commissioners need to take action.
33. Housing costs in the City are too high and unattainable for those with credit issues, single parents, etc...
34. The City needs to make affordable rental units a priority as well.
35. The City needs to provide more information on how citizens and/or developers can get involved with housing initiatives.
36. Housing and construction costs should start coming down in Fort Lauderdale.
37. High Rises are too expensive to build and density bonuses will not work to curb the cost of construction. What will the city do to make high rises affordable?
38. Impact fees should be city wide, along with affordable housing.

39. The City needs to bond Broward County funds and use to lend/give to homebuyers in the form of a first mortgage and pay back the county upon sale.
40. Dissatisfied residents may become a problem for the City.
41. The first time homebuyer program's restrictions for the City are exclusionary.
42. The City needs to make "mixed" use housing.
43. The City officials need to stop talking and do something.
44. The City needs to make fees based for units under a certain size.
45. Fees should be city wide and for all building permits, regardless of the type.
46. The City's parking space requirements are unrealistic.
47. The City's density bonuses should increase with the percentage of affordable units.
48. The City needs to review its impact fees.
49. The City's permitting process is ridiculous.
50. The City needs to privatize its certification of occupancy and permitting process.
51. The City needs to partner with Broward County to raise homestead exemption.

A list of individuals who spoke during public comment is attached.

Mayor Naugle thanked everyone for their input. He said the Commission would take all comments under advisement as the strategy for affordable attainable housing is developed. The report is available on the City's website.

The session ended at 4 p.m.

Workforce/Attainable Housing Roundtable
Public Comment List
January 21, 2006

1. Marsha Goldsby, 1708 NW 18 Street, Fort Lauderdale, FL
2. Jay Koenigsberg, 120 E Oakland Park Boulevard, #206, Fort Lauderdale, FL 33334
3. Peter Cooksee, 700 SE 8 Street, Fort Lauderdale, FL 33316
4. Frederick Allen, 3000 NW 24 Street, Fort Lauderdale, FL 33311
5. Charlie Ladd, 818 SE 4 Street, #401, Fort Lauderdale, FL
6. Todd Adderly, 1454 SW 10 Street, Fort Lauderdale, FL
7. Frank Dyer,
8. James Carras, 1701 NE 6 Street, Fort Lauderdale, FL 33304
9. George Mensal, 17021 N Bay Road, Sunny Isles Beach, FL
10. Ginnee Hancock, 1901 SW 5 Place, Fort Lauderdale, FL
11. Daniel Steiner, 4545 Powerline Road, Fort Lauderdale, FL 33309
12. Kaizer Talib, 712 NE 17 Road, Fort Lauderdale, FL 33301
13. Romney Rogers, 1101 SE 7 Street, Fort Lauderdale, FL
14. Samuel Lennox, 741 NW 39 Avenue, Fort Lauderdale, FL 33311
15. Alan Hooper, 2719 NE 37 Drive, Fort Lauderdale, FL
16. Sanford Rosenthal, 3360 NE 33 Street, Fort Lauderdale, FL
17. Rene Lepine, 208 NE 13 Avenue, Fort Lauderdale, FL
18. Elizabeth Veliky, 9963 NW 52 Street, Sunrise, FL 33351
19. Brandon Biederman, 15225 NW 77 Avenue, Miami Lakes, FL
20. Margaret Birch, 1821 NW 26 Terrace, Fort Lauderdale, FL 33311
21. Jack Loos, 1815 Cordova Road, Fort Lauderdale, FL
22. Marilyn Mammano, 1501 SE 15 Street, Fort Lauderdale, FL
23. Ray Dettmann, 1900 Miami Road, Fort Lauderdale, FL
24. Bunney Brenneman, 1105 NE 13 Street, Fort Lauderdale, FL
25. Al Imgrund, 2232 SW 15 Street, Fort Lauderdale, FL 33312
26. Nathaniel Wilkerson, 4721 NW 16 Avenue, Fort Lauderdale, FL 33313